

[illegible]

Proposed Zoning: N/A

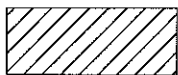
This map shows a residential neighborhood with the following streets and lots:

- KINGSLEY ST** (top horizontal street)
- HILLCREST AVE** (vertical street running through the center)
- REPUBLIC ST** (bottom horizontal street)

**Lot Numbers and Addresses:**

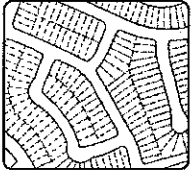
- Top row: 3035, 4042
- Below Kingsley St: 4050, 3030, 4115
- Below Hillcrest Ave: 4120, 4115, 4115, 4131, 4131, 4131, 4193
- Below Republic St: 3045, 3025, 3015, 4160, 2945, 2925, 4158, 2936, 2916
- Bottom row: 3040, 3040, 3040, 3000, 2946, 2936, 2916

A dashed line runs along the left side of the map, and a hatched area is located on lot 3025.



A horizontal scale bar with alternating black and white segments. Above the bar, numerical labels are placed at 0, 100, 200, 400, and 600. The word "Feet" is written at the right end of the bar.

1 inch = 200 feet



Zoning & Subdivision Report

Planning & Development Department ~ 417/864-1611  
840 Boonville Avenue ~ Springfield, Missouri 65801

**REQUEST TO RELINQUISH EASEMENT NUMBER 746**

DATE: December 8, 2009

PURPOSE: To relinquish an access easement and provide a replacement access easement

BACKGROUND:

LOCATION: 3015 and 3025 West Republic

APPLICANT: EMW Investments

RECOMMENDATION:

The request be **approved**.

FINDING:

The request meets the approval criteria listed in Attachment B.

STAFF CONTACT PERSON:

Alana D. Owen, AICP  
Senior Planner

- Attachment A: Background report
- Attachment B: Approval criteria
- Exhibit 1: Legal description
- Exhibit 2: Proposed easement to be relinquished
- Exhibit 3: Proposed replacement easement

ATTACHMENT A  
RELINQUISH EASEMENT NO. 746  
BACKGROUND REPORT

APPLICANT'S PROPOSAL:

The applicant is requesting to relinquish an access easement and provide a replacement easement.

SANITARY SERVICES COMMENTS:

No objection to relinquishing the access easement.

CITY UTILITIES

City Utilities has no objection to relinquishing the access easement.

STORM-WATER COMMENTS:

Relinquishment of this easement does not impact storm water.

TRAFFIC ENGINEERING COMMENTS:

Replacement easement is acceptable to Traffic Engineering.

STAFF COMMENTS:

1. The Planning and Zoning Commission has the authority to relinquish easements if the relinquishment does not affect utilities.
2. The applicant desires to add some additional off-street parking on the property along the north property line. The existing access easement is wider than required. Therefore, the applicant is requesting to relinquish the existing easement and provide a replacement easement that is narrower to allow some parking to be provided along the north property line. The proposed replacement easement meets the requirements for access easements and will still serve its purpose of providing access through the site.
3. No one has objected to this request.

ATTACHMENT B  
RELINQUISH EASEMENT NO. 746  
APPROVAL CRITERIA

In order to approve a relinquishment of a public easement, the Planning and Zoning Commission must make the following findings:

1. No one has objected to the relinquishment of these easements.

STAFF RESPONSE:

No one has objected to the relinquishment of this access easement.

2. The appropriate City agency has filed with the Planning and Development Department a statement that the easement is no longer needed to provide utility service.

STAFF RESPONSE:

The access easement is being replaced with a new easement.

3. That the retention of the easement no longer serves any useful public purpose.

STAFF RESPONSE:

The retention of the subject easement will not be needed now that a new easement is being provided.

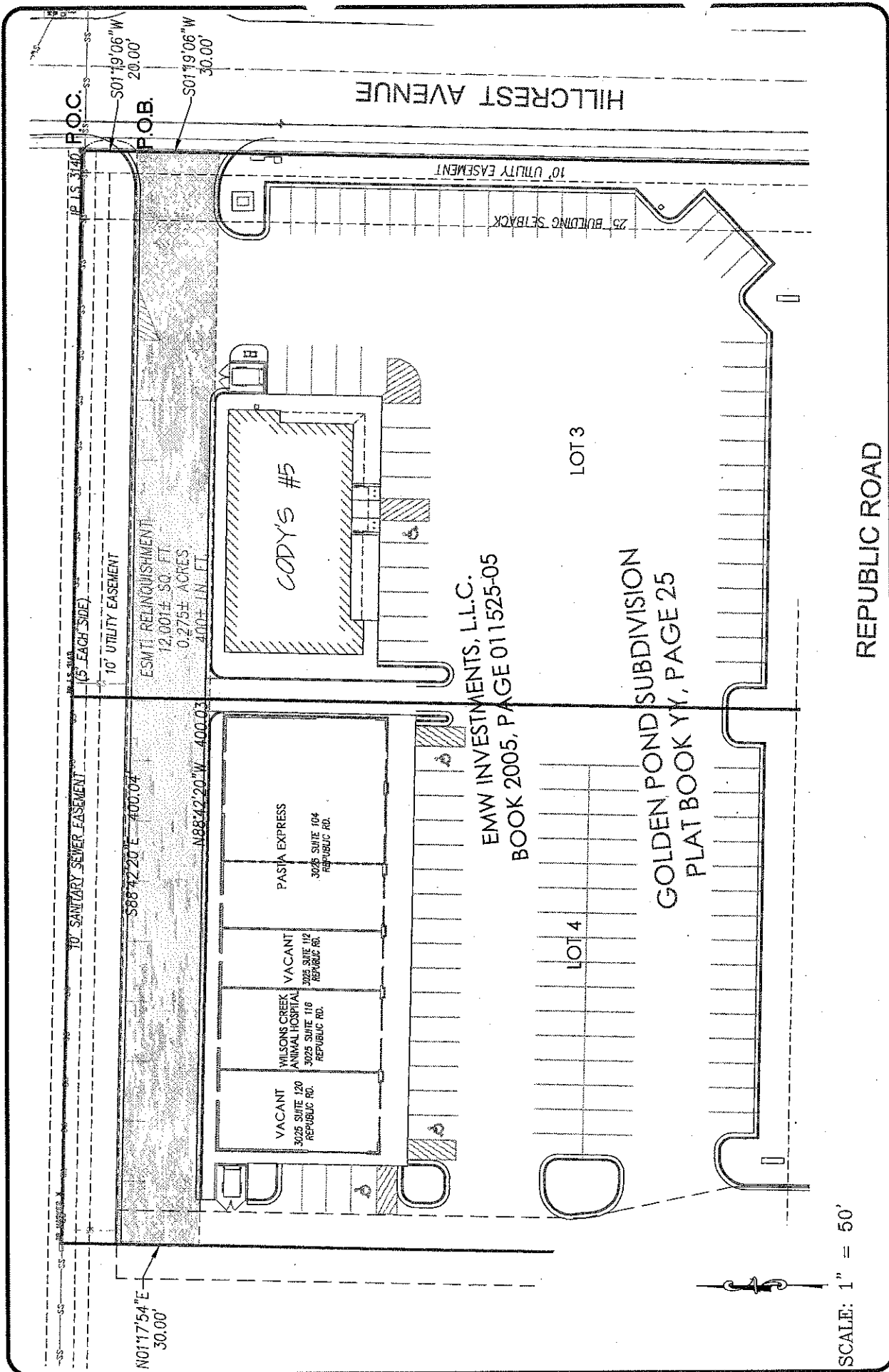
RELINQUISH EASEMENT NO. 746  
EXHIBIT 1

DESCRIPTION OF EASEMENT TO BE RELINQUISHED:

A 30.00 FOOT WIDE PLATTED ACCESS EASEMENT BEING A PART OF THE GRANTOR'S TRACT OF LAND LYING IN LOTS 3 AND 4 OF GOLDEN POND SUBDIVISION AS DESCRIBED IN PLAT BOOK YY, PAGE 25 AND ALSO DESCRIBED IN THE GREENE COUNTY, MISSOURI, RECORDER'S OFFICE IN BOOK 2005, PAGE 011525-05 AND SAID ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 3 OF GOLDEN POND SUBDIVISION, SAID POINT ALSO LYING ON THE WEST RIGHT-OF-WAY OF HILLCREST AVENUE; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 01°19'06" WEST, 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY, SOUTH 01°19'06" WEST, 30.00 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY, NORTH 88°42'20" WEST, 400.03 FEET TO A POINT LYING ON THE WEST LINE OF LOT 4 OF SAID GOLDEN POND SUBDIVISION; THENCE ALONG SAID WEST LINE, NORTH 01°17'54" EAST, 30.00 FEET; THENCE LEAVING SAID WEST LINE, SOUTH 88°42'20" EAST, 400.04 FEET TO THE POINT OF BEGINNING. ALL LYING IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 29 NORTH, RANGE 22 WEST, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI. BEARINGS BASED ON GRID NORTH OF THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE.

CONTAINING 12,001 SQUARE FEET OR 0.275 ACRES AND 400 LINEAR FEET, MORE OR LESS.



SCALE: 1" = 50'

**ANDERSON**  
**ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • LABORATORIES • DRILLING  
 2043 W. WOODLAND • SPRINGFIELD, MISSOURI 65807 • PHONE (417) 888-2741

EMV INVESTMENTS  
 ACCESS EASEMENT  
 RELINQUISHMENT SKETCH  
 REPUBLIC ROAD & HILLCREST, SPRINGFIELD, MO.

DRAWN BY: BAC  
 DATE: 11/25/09  
 CLIENT NO: 38215  
 FIELD BY: AP  
 FIELD BK:  
 DRAWING NO: 108537.DWG

Exhibit 2

